

117.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

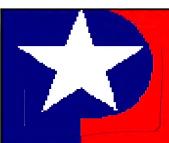
Total Card / Total Parcel

USE VALUE:

1,128,600 / 1,128,600

ASSESSED:

1,128,600 / 1,128,600


**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
71		DOTHAN ST, ARLINGTON

Legal Description		User Acct
		75171
		GIS Ref
		GIS Ref
		Insp Date
		03/03/09

## OWNERSHIP

Unit #:

Owner 1: CIMINI PETER D & MARGARET	
Owner 2:	
Owner 3:	

Street 1: 71 DOTHAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ALUIA JOSEPH -

Owner 2: -

Street 1: 18 ROBIN HOOD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .22 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Vinyl Exterior and 2756 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9600		Sq. Ft.	Site		0	70.	0.74	6									495,600						495,600	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/4/2016	245	New Buil	300,000	O					7/8/2016	Permit Visit	DGM	D Mann											
2/4/2016	133	Foundati	20,000	O	2/4/2016			Foundation for sin	3/3/2009	Meas/Inspect	372	PATRIOT											
12/7/2015	1887	Demoliti	15,000						2/9/2000	Measured	264	PATRIOT											
									2/1/1992		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 2	Rating: Average														
Sty Ht: 1T	1 & 3/4 Sty			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1	Concrete			A 3QBth:	Rating:														
Frame: 1	Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 4	Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	Gable			<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1									
Color: GOLD				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Average			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: B- Good (-)				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 2016	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G18	Fact: .			Floor:				Totals	RMS: 6	BRs: 4	Baths: 2	HB: 1							
Const Mod:				% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL							
<b>INTERIOR INFORMATION</b>				Phys Cond: AV Average	1.8 %			Interior:	1	6	4								
Avg Ht/FL: STD				Functional:		%		Additions:											
Prim Int Wal 1	Drywall			Economic:		%		Kitchen:											
Sec Int Wall:		%		Special:		%		Baths:											
Partition: T Typical				Override:		%		Plumbing:											
Prim Floors: 3 Hardwood				Total:	1.8 %			Electric:											
Sec Floors:		%		<b>CALC SUMMARY</b>				Heating:											
Bsmnt Flr: 12 Concrete				Basic \$ / SQ: 130.00				General:											
Subfloor:				Size Adj.: 1.03105605				Totals	1	6	4								
Bsmnt Gar: 1				Const Adj.: 0.99989998															
Electric: 3 Typical				Adj \$ / SQ: 134.024															
Insulation: 2 Typical				Other Features: 114466															
Int vs Ext: S				Grade Factor: 1.21															
Heat Fuel: 2 Gas				NBHD Inf: 1.00000000															
Heat Type: 3 Forced H/W				NBHD Mod:															
# Heat Sys: 1				LUC Factor: 1.00															
% Heated: 100	% AC: 100			Adj Total: 644633															
Solar HW: NO	Central Vac: NO			Depreciation: 11603															
% Com Wal	% Sprinkled			Depreciated Total: 633029															
<b>MOBILE HOME</b>				WtAv\$/SQ: 130.00															
Make:				AvRate: 134.024															
Model:				Ind. Val: 100.00															
Serial #:				Juris. Factor: 1.00															
Year:				Special Features: 0															
Color:				Final Total: 633000															
<b>SPEC FEATURES/YARD ITEMS</b>				Val/Su Net: 154.77															
				Val/Su SzAd: 229.72															
<b>PARCEL ID</b> 117.0-0001-0006.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X8	A	FR	1990	0.00	T	29	101							
More: N				Total Yard Items:				Total Special Features:				Total:							